

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of 135 feet.

Recommendations:

1. The notice should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. This development is proposed along Andrews Avenue, designated as a trafficway on the Broward County Trafficways Plan. This plan requires an eighty-eight (88) foot right-of-way established along the centerline of that right-of-way. By review of the survey only thirty-five (35) feet currently exists west of the centerline. The owner shall dedicate an additional nine (9) feet to fulfill the trafficway requirement, and the corner chord of thirty (30) foot radius at the intersection of Andrews Avenue and W. Las Olas Boulevard.
3. A ten (10) foot dedication in accordance with Section 47-24.5.D.1.i is required along W. Las Olas Boulevard for compliance with the City's Subdivision Regulations when the property is adjoining a collector street.
4. It is apparent from review of Section 47-24.5.A.2 and 47-24.5.A.3 that this property was platted prior to 1953, but the lands used for this proposed new building is not specifically delineated as a lot or parcel for development. It appears to the engineering reviewer that since only portions of delineated lots will be developed contrary to the original platted lands, this parcel would require re-platting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

5. The engineer shall evaluate the condition of and available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate service requires larger piping diameter and space is not available in the public right-of-way a drainage easement of ten (10) to fifteen (15) feet width may be provided on site to serve the public need for it. This system shall be designed for connection and adequacy to convey or receive storm water to or from other existing drainage facilities near the project by way of a bonded engineering permit.
6. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
7. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
8. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan(s),
 - b. Water and Sewer Plan(s)
 - c. Details and Specifications Plan(s) with City Standards, as applicable.
9. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, and any other contributing factors causing storm water runoff to the public rights-of-way.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

10. Please indicate any grade changes, significant slopes (in excess of ADA accessible routes/ramps) and clearances along the pedestrian corridor proposed around this project. Some curved lines indicated on the proposed site plan appear that they may be stairs, which may not be accessible for disabled individuals.
11. The proposed site plan indicates a cross walk from the southwestern corner of this property across Andrews Avenue on a diagonal alignment. The existing cross walk is oriented more directly east to west, beginning several feet north of the intersection. Verify with Broward County Engineering Division what alignment would be authorized with application for a permit prior to constructing that walkway.
12. It appears that several structural columns will be within the required twenty-five (25) foot sight triangle at the intersection of Andrews Avenue and W. Las Olas Boulevard. These columns are not permitted between 2.5 and 8 feet in height per Section 47-20.5.C.5.b.iii.
13. Indicate how solid waste will be stored and picked up for this site.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. The exits require further separation. 1/3 of the floor diagonal required by NFPA 101. Measurement is from inside edge of stair door to inside edge of adjacent stair door. Currently 24 ft is measured. 27+ ft required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. This shall include the purchase and installation of network equipment required to restore communications impacted by this development.

Recommendations:

1. The City will require the developer to utilize the roof for City communications infrastructure components provided by the developer. This includes, but is not limited to; antennas, repeaters, UPS power supplies, and antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual antennas spaced no less than 4 feet apart.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Additional construction and equipment specifications will be made available as required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. The designated shade tree street tree for Las Olas is the Live Oak, not the Lysiloma.
2. Four (4) Sabal Palms are required along Andrews, not three (3).
3. Shade trees are required to be 15' from structures. The location of the shade trees does not appear to meet this requirement.
4. Indicate all utilities that would affect proposed planting (both underground and overhead) on the Landscape Plan.
5. Final signoff plans to be sealed by the Landscape Architect.

Recommendations:

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Don Morris
954-828-5265

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Project Description:

The petitioners propose to construct a 17,380 SF commercial building (3,582 SF of retail/restaurant and 13,798 SF of office) in the RAC-CC zoning district. This project requires a Level II Site Plan Review (DRC) and is subject to City Commission Request for Review (CRR).

Comments:

1. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets the Downtown RAC General Design and Density standards (Section 47-13.20.B)
 - c. How this proposal meets the Pedestrian Priority street requirements (Section 47-13.20.H)
 - d. The hours of the various service and maintenance operations.
 - e. Trash disposal system.
2. Dimension the ground floor setback along Las Olas Blvd. on the site plan.
3. Indicate the height and location of adjacent buildings to the north, south and west on site plan.
4. Show location of loading zone on the site plan.
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area.
6. Provide photometric drawings.
7. Show adjacent buildings on isometric drawings.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

8. Provide narrative of the proposed architectural style of the building. Indicate important design elements.
9. Discuss requirements for right-of-way dedication with engineering representative.
10. Improvements in the public right-of-way shall adhere to engineering standards.
11. Discuss requirements for a traffic statement with engineering representative.
12. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
13. Provide a study evaluating the impact the proposal has on historic resources in the area. Applicant shall reimburse the City for all costs associated to review this study (Pursuant to Objective 11, Policy 11.3 of the Historic Element of the Comprehensive Plan).
14. A phase I archeological study shall be required and any mitigation efforts shall be completed prior to the issuance of a building permit (Section 47-25.2.P).
15. Regarding physical, communications and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating such review has been performed prior to 30-day City Commission call-up sign-off unless otherwise deemed unnecessary by City Airport Manager.
16. Discuss project staging plan with engineering representative.
17. Verify if proposal may alter existing Special Entertainment District. Contact Kevin Erwin at (954) 828-6534 for clarification.
18. This development proposal is subject to City Commission Request for Review (CRR) as specified in Section 47-13.20 (M)(2).
19. Response to all DRC comments shall be within 90 calendar days or project may be subject to additional DRC review.
20. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
Project Name:	Las Olas and Andrews LLC/One West Las Olas	Case #:	102-R-03
Date:	October 14, 2003		

Comments:

1. All Glass doors/windows are to comply with SFBC.
2. Recommend that stairwell doors be used for emergency exit only.
3. Recommend alarm annunciators for each stairwell door. System should be installed as to identify the location of each alarm when activated.
4. Stairwell fire doors at grade should be for exit only.
5. Vertical access to floors above grade by pedestrians should be by public elevators.
6. A monitoring CCTV system should be maintained in the lobby to assist in observing stairwells, elevators, restrooms and other vulnerable areas.
7. All offices should have fire/intrusion alarm system.
8. Retail areas should possess fire/intrusion/robbery alarm system and CCTV.
9. Please document response.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Las Olas and Andrews LLC/One
West Las Olas

Case #: 102-R-03

Date: October 14, 2003

Comments:

1. Provide a narrative outlining how the proposed project complies with section 47-13.20 and 47-25.2 point by point.
2. Discuss requirement for additional right-of-way with Engineering representative.
3. Dimension colonnade entrance canopy pursuant to section 47-19.2.C.
4. Discuss requirements for a hearing with the Historic Preservation Board with the Planning representative pursuant to section 47-25.2.P.1.
5. Indicate location of trash receptacles and loading areas.
6. Provide a staging, material storage and construction trailer plan.
7. Indicate the location of all roof-mounted equipment pursuant to section 47-19.2.Z.
8. Additional comments may be discussed at the DRC meeting.